

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

May 18, 2007

10:00 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

1. ROLL CALL

Members Present:

Ms. Marcia Jones, President
Mr. Karl King, Vice President
Mr. Greg Downes, Secretary
Mr. Hardie Blake, Jr.
Mr. Ken Peczkowski

Legal Counsel:

Mr. Charles S. Leone, Esq.

Redevelopment Staff:

Mr. Don Inks, Director
Mrs. Cheryl Phipps, Recording Secretary
Mr. Bill Schalliol, Economic Development Specialist
Mr. Andrew Laurent, Economic Development Specialist
Ms. Jennifer Laurent, Economic Development Specialist
Mr. Nicholas Witwer, Economic Development Specialist

Others Present:

Mr. Jeffrey Gibney, Executive Director
Ms. Suzanne Miller
Ms. Catherine Fanello, Controller
Mr. Tom Price, Mayor's Office
Ms. Jamie Loo, South Bend Tribune
Mr. Shawn Peterson, Esq.
Ms. Linda Wolfson
Ms. Debrah Jennings
Mr. Brad Toothaker
Mr. Marco Mariani, Downtown South Bend
Ms. Glenda Rae Hernandez
Mr. Todd Zeiger, Historic Landmarks Foundation
Mr. Doug Chamberlain, Heritage Restorations, Inc.
Mr. Kevin McConville

2. APPROVAL OF MINUTES

A. Approval of Corrected Minutes of the Regular Meeting of April 20, 2007.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission approved the Corrected Minutes of the Regular Meeting of April 20, 2007.

COMMISSION APPROVED THE CORRECTED
MINUTES OF THE REGULAR MEETING OF
APRIL 20, 2007

2. APPROVAL OF MINUTES (CONT.)

**B. Approval of Minutes of the Rescheduled
Regular Meeting of Friday, May 8, 2007.**

Upon a motion by Mr. King, seconded by Mr.
Downes and unanimously carried, the Commission
approved the Minutes of the Rescheduled Regular
Meeting of Friday, May 8, 2007.

COMMISSION APPROVED THE MINUTES OF THE
RESCHEDULED REGULAR MEETING OF
FRIDAY, MAY 8, 2007

3. APPROVAL OF CLAIMS

Redevelopment Commission Claims submitted May 18, 2007 for approval.

414 SAMPLE EWING GENERAL

Mikolajewski & Associates, Inc.	1,105.00
Weaver Boos Consultants, LLC	4,648.94
Indiana Michigan Power	6.64

420 FUND TIF DISTRICT-SBCDA GENERAL

ConSpect Services, Inc.	427.30
Architecture Design Group	10,560.00
Indiana Michigan Power	217.60
Meridian Title Corporation	200.00
Wightman Petrie	2,120.00
Phifer Environmental Services, LLC	1,800.00

430 FUND SOUTH SIDE DEVELOPMENT

Abonmarche	250.00
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619 FUND BLACKTHORN

Meadowbrook Golf Group Inc.	8,000.00
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\$	<u>29,335.48</u>
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Upon a motion by Mr. Downes, seconded by Mr. King
and unanimously carried, the Commission approved the
Claims submitted May 18, 2007, and ordered checks to
be released

COMMISSION APPROVED THE CLAIMS
SUBMITTED MAY 18, 2007, AND ORDERED THE
CHECKS TO BE RELEASED

4. COMMUNICATIONS

There were no Communications.

THERE WERE NO COMMUNICATIONS

5. OLD BUSINESS

A. South Bend Central Development Area

(1) Commission approval requested for Agreement for Services by and between the City of South Bend, Indiana and Downtown South Bend, Inc.

Mr. King noted that an issue just before the meeting started regarding whether Mr. King and Mr. Downes could vote on this agreement. There are differing opinions on whether Mr. King and Mr. Downes' membership on the Downtown South Bend board of directors and the Redevelopment Commission creates a conflict of interest to the extent that they would have to abstain from voting on this item. Mr. King recommended tabling the item until the June 22 meeting in order to allow enough time for legal counsel to research the issue. He requested that the advice of counsel be provided well in advance of the June 22 meeting so he and Mr. Downes could consider whether to choose to resolve the conflict rather than abstain from voting if that decision needs to be made.

Mr. King made a motion to table Item 5.A.(1) to the June 22 meeting. Mr. Downes seconded the motion. The motion passed on a vote of four to one with Mr. Peczkowski opposed.

ITEM 5.A.(1) TABLED TO THE JUNE 22 MEETING

5. OLD BUSINESS (CONT.)

A. South Bend Central Development Area

(2) Commission approval requested for proposal for consulting services in the South Bend Central Development Area. (Buxton)

Mr. Schalliol noted that on May 8 he presented a proposal from the Buxton Company to develop a Community ID study for the workplace daytime population of the central business district. After reviewing the proposal and talking to several representatives of Buxton and to other communities which have used Buxton's services, Mr. Schalliol stated that he feels comfortable that the process Buxton uses will provide the information desired. They use Standard Industrial Classification (SIC) codes. That will provide an accurate picture of the levels of population in our downtown which will serve as a benefit and as a supplement to the work previously done by Buxton. The proposal is for a fee of \$10,000 plus reimbursables. Mr. Schalliol noted the previous study cost was \$60,000, not \$75,000 as has been repeatedly stated.

Mr. King asked if Mr. Schalliol is satisfied that we will get the information we need, not only about the number but about other important attributes of the downtown workplace. Mr. Schalliol replied that he is. We have the ability to work with Buxton to define the central business district for study purposes. We are confident we'll have the ability to collect a satisfactory amount of data that will help us better utilize the previous study.

5. OLD BUSINESS (CONT.)

A. South Bend Central Development Area

(2) continued...

Mr. Peczkowski asked what the cost of the San Diego project was. Mr. Schalliol did not know.

Mr. Peczkowski asked the meaning of Mr. Schalliol's statement "I have discussed with them the potential uses for the city and they feel that the services provided would net us the results for which we are seaching." He asked if that means we don't know what it's good for, but when we have the results we may know what it's good for. Mr. Peczkowski said it sounds like we are expecting something from the study. Mr. Schalliol responded that we have some initial expectations of the study. After talking to San Diego and Kansas City, we have some additional ideas for how to use the information. He acknowledged his wording may not have been the best.

Mr. Peczkowski noted that Buxton claims they will use SIC codes. He referred Mr. Schalliol to terms in the Buxton proposal like "shotguns and pickups," "Mayburyville," "park bench seniors," "winners circle," "movers and shakers." He asked if these are recognized sociological pedigrees. Mr. Schalliol responded that they are, indeed. Claritas is a national leader in demographic and psychographic profiling. These terms are their standard classification method.

Mr. Peczkowski asked about the optional service of publishing of retail marketing packages. Would that be at extra cost? Mr.

5. OLD BUSINESS (CONT.)

A. South Bend Central Development Area

(2) continued...

Schalliol responded that Buxton's standard service was to print and bind copies of the report. With the previous report, we found that the information was more useful on compact disc, so we have asked for it that way. If we want Buxton to print copies for us that would be an additional expense. Mr. Schalliol doesn't expect to want that service.

Mr. Peczkowski questioned the \$1000 per printed package cost as exorbitant. Mr. Schalliol clarified that Buxton provides twenty retailers identified. If we want more, it will be \$1,000 for each additional retailer.

Mr. Peczkowski noted that the fee for services does not include travel associated with the presentation or negotiation. This He asked if this would be round trip from Texas. Mr. Schalliol responded that it would be. However, Indiana is one of their big growth markets. In the past they have arranged meetings and presentations in South Bend to coordinate with trips already scheduled for other Indiana cities. These visits have been at no charge to South Bend. If we wanted a special trip, we would have to pay for it.

Mr. King made a motion to accept the proposal from the Buxton Company for the scope of services and fee proposed. Mr. Downes seconded the motion. The motion passed on a vote of four to one with Mr. Peczkowski opposed.

COMMISSION ACCEPTED THE PROPOSAL FROM
THE BUXTON COMPANY FOR THE SCOPE OF
SERVICES AND FEE PROPOSED

6. NEW BUSINESS

A. Public Hearings

(1) Public Hearing on Resolution No. 2328 amending the South Bend Central Development Area Development Plan.

Ms. Laurent noted that on April 6 the Commission approved a Memorandum of Understanding outlining negotiated points of a development partnership with the Hinman Company, owner of the KeyBank Tower in the South Bend Central Development Area. Today we have a public hearing on the plan amendment that adds the KeyBank Plaza to the Acquisition List of the South Bend Central Development Area Plan.

The MOU outlined a means by which, in support of the project, the Redevelopment Commission will fund and direct certain improvements to the plaza space immediately west of the building, along Michigan Street. To enable us to direct TIF funds toward the improvements, the property must first be publicly owned. The property proposed to be acquired is 202-204-206 South Michigan Street, commonly known as the Key Bank Plaza. Staff requests your approval of the Plan amendment adding this property to the acquisition list.

Mr. Inks noted that the public hearing file is complete, containing the following items: (1) A copy of the Notice of Hearing; (2) A copy of Resolution No.2328; (3) An affidavit from Carol Smith, Advertising Director of the South Bend Tribune, that the Notice of Hearing was published in that newspaper on May 4, 2007; (4) An affidavit from Richard Andrysiak, Classified Manager

6. NEW BUSINESS (CONT.)

A. Public Hearings

(1) continued...

of the Tri-County News, that the Notice of Hearing was published in that newspaper on May 4, 2007; (5) A statement from Jennifer Laurent that affected property owners and registered neighborhood associations were notified of the Public Hearing; (6) The mail was checked prior to this meeting. As of 10:00 a.m., May 18, 2007 there were no written remonstrances received related to Resolution No.2328.

Ms. Jones opened the Public Hearing on Resolution No. 2328 for whoever wished to speak. There was no one who wished to speak regarding Resolution No. 2328. Ms. Jones closed the Public Hearing for whatever action the Commission wished to take.

PUBLIC HEARING ON RESOLUTION NO. 2328

(2) Commission approval requested for Resolution No. 2328.

Mr. Peczkowski noted that in order for this to work we are going back to a 1985 definition of what this blighted area is. He noticed that our blighted area keeps growing and growing and growing every year. We've had twenty two years of a cancer growing. It's now 580.05 acres. In order to include the Red Table Plaza as a blighted area, an area that is used presently, we are playing fast and loose with the terminology of blight again. Under the meaning of the Redevelopment of Cities and Towns Act it states that it must "constitute a danger to the safety of the citizens of South Bend" in order to be a

6. NEW BUSINESS (CONT.)

A. Public Hearings

(2) continued...

blighted area. Yes, we allow that to happen. It's a way of allowing us to get funds to come in, but I don't see the danger in that area. If it were dangerous we should condemn the property and not have people sitting there and taking their lunches.

Mr. Downes made a motion that Resolution No. 2328 be approved. Mr. King seconded the motion. The motion passed on a vote of four to one with Mr. Peczkowski opposed.

COMMISSION APPROVED RESOLUTION NO. 2328
AMENDING THE SOUTH BEND CENTRAL
DEVELOPMENT AREA DEVELOPMENT PLAN

**(3) Public Hearing on Resolution No. 2331
appropriating monies from the
Redevelopment General Fund (Fund 433)
for the purpose of paying for certain
expenses incurred by the Redevelopment
Commission.**

Mr. Inks noted that Resolution No. 2331 appropriates \$40,000 for legal expenses related to the Redevelopment Commission. The city attorney assigned to the Redevelopment Commission has taken a position with a private firm in South Bend. In the interim, at least, we are using outside counsel for legal services, in addition to the City Attorney, Charles Leone.

Mr. Inks noted that the public hearing file is complete, containing the following items:

- (1) A copy of Resolution No. 2330 determining to make the appropriation and setting the public hearing on Resolution No. 2331;
- (2) A copy of the Notice of Hearing;
- (3) A copy of Resolution No. 2331, the

6. NEW BUSINESS (CONT.)

A. Public Hearings

(3) continued...

subject of the public hearing; (4) An affidavit from Carol Smith, Advertising Director of the South Bend Tribune, that the Notice of Hearing was published in that newspaper on May 4, 2007; (5) An affidavit from Richard Andrysiak, Classified Manager of the Tri-County News, that the Notice of Hearing was published in that newspaper on May 4, 2007.

Ms. Jones opened the Public Hearing on Resolution No. 2331 for whoever wished to be heard. There was no one who wished to speak regarding Resolution No. 2331. Ms. Jones closed the Public Hearing for whatever action the Commission wished to take.

PUBLIC HEARING ON RESOLUTION NO. 2331

(4) Commission approval requested for Resolution No. 2331.

Mr. Peczkowski asked if there is money left over that was budgeted for the salary of the former legal counsel that could be used for paying outside counsel. Mr. Inks responded that Mr. Peterson was part of the city's legal staff. His services were provided in house.

Mr. Leone responded that for reimbursement purposes, the city's legal department would identify those costs that are related to TIF areas that have funds that can reimburse expenses. There were some TIF funds that were used for these purposes. To the extent that, on a temporary basis, the legal department is not providing those services, those funds are otherwise available for

6. NEW BUSINESS (CONT.)

A. Public Hearings

(4) continued...

outside counsel, though he expects they won't go as far.

Upon a motion by Mr. Peczkowski , seconded by Mr. King and unanimously carried, the Commission approved Resolution No. 2331 appropriating monies from the Redevelopment General Fund (Fund 433) for the purpose of paying for certain expenses incurred by the Redevelopment Commission.

COMMISSION APPROVED RESOLUTION No. 2331
APPROPRIATING MONIES FROM THE
REDEVELOPMENT GENERAL FUND (FUND 433)
FOR THE PURPOSE OF PAYING FOR CERTAIN
EXPENSES INCURRED BY THE REDEVELOPMENT
COMMISSION

B. South Bend Central Development Area

(1) Commission approval requested for Resolution No. 2340 approving the Development Agreement with Historic Landmarks Foundation of Indiana, Inc. and other matters.

Ms. Laurent noted that in 2006 the South Bend School Corporation made a significant investment in relocating its administrative offices to the former Century Building in downtown South Bend. The former Education Center which they vacated, located at 635 South Main Street, is a local landmark, built in 1909 for the Administrative offices of the Studebaker Corporation.

The South Bend School Corporation, the City of South Bend Board of Public Works, the Redevelopment Commission and Historic Landmarks Foundation of Indiana (HLFI) are parties to an Agreement which lays out terms

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

and conditions related to the disposition of the Education Center. There was a common concern that a new use should be identified as quickly as possible, and by agreement HLF1 assumed a lead role in pursuing an economically viable plan for the redevelopment of the Education Center.

I am pleased to report that HLF1 has entered into such an agreement with Heritage Restoration and Development Group, of Salt Lake City, Utah, which brings a high level of preservation and development experience to this project. The intended adaptive reuse of the building is for a high tech office building, capitalizing on the building's size and proximity to the MetroNet .

Although some parking spaces will be transferred along with the building, it is anticipated that any reuse of the Education Center would require additional parking spaces and additional investment in surrounding public infrastructure. A development agreement is presented today for your consideration providing for a total public investment in the Project of \$600,000, to the extent that the developer has *demonstrated* investment of at least \$6,000,000 in the preservation of the Education Center. In other words, the Commission's financial role would only be triggered with substantial completion of Phase I of exterior restoration work. The public funds would be applied with approximately half going toward

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

reimbursement for land assembly for parking to meet zoning requirements, and half for public infrastructure improvements along South Main Street such as curbs, sidewalks, traffic and lighting. The total private investment is estimated to be \$14 million or more for the complete rehab of the building.

Associated resolutions will be considered by HLFI, the Board of Works and the School Corp in quick succession next week to allow for an immediate and simultaneous closing on the property. In subsequent Commission meetings we will hold public hearings to amend the SBCDA Development Area to include this and adjacent property where improvements are anticipated.

Your approval of Resolution No. 2340 will give the Commission's authorization for the President of the Commission or the Vice-President of the Commission to execute, and the Vice-President or Secretary of the Commission to attest, the Development Documents, with changes as the executing and attesting officers may approve upon the advice of legal counsel. The supporting documents may include the Development Agreement, agency agreement with the Board of Works and Partial Assignment of Interest.

Ms. Laurent noted that Todd Zeiger deserves a lot of credit for his pursuit of a reuse for this historic building.

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

Mr. Zeiger noted that HLF I has been working for several years, trying to be proactive in its attempts to have this building restored. Everyone has been very cooperative.

Mr. Doug Chamberlain, 2197 South, 22 East, Salt Lake City, UT. Mr. Chamberlain stated that he feels he has a special opportunity for stewardship in the rehabilitation of the Studebaker Administration Building. He offered to answer any questions the Commission had.

Mr. King asked for additional detail regarding the use planned for the building and what kind of tenants are anticipated. Mr. Chamberlain responded that they originally thought of using it for a craftsman's guild, inviting companies from all across the nation to have a showroom. There are stained glass windows in the building of the different guilds that were part of the Studebaker operation. However, when they became aware of the fiber network through downtown which runs right by the building, it seemed an ideal location for high tech offices.

The building is a marvelous building inside. It doesn't need a lot of demolition inside, except for some temporary partitions. There may be some environmental concerns. The building needs to be restored from the outside, putting up some awnings as there were in its heyday, doing some streetscape

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

improvements, etc. In restoring an office use, in order to attract companies that would use the fiber asset, Mr. Chamberlain believes the building needs to look and feel like a very sophisticated building. Tenants would be giving up some things that a new building would have. Those loses would be mitigated by being in a treasure with history attached to it.

Mr. Peczkowski asked about the environmental concerns mentioned by Mr. Chamberlain. Mr. Chamberlain responded that an environmental report shows very few environmental problems. All buildings of that age have some asbestos that needs to be properly removed.

Mr. Peczkowski asked whether Heritage Restoration would be directly involved in marketing the building. Mr. Chamberlain noted that he has condominium-ized other buildings he has renovated. However, he plans to hold this building long term. He acknowledged the investment advantage that ownership provides to a business owner. If some tenants want to own their portion, parts could be sold to them. But Heritage Restorations will maintain and manage the building. They will start an owners association and establish standards for the maintenance of it.

Ms. Jones asked if Mr. Chamberlain thought data recovery, back office, and archival uses would be well suited business for this

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

building. Mr. Chamberlain agreed that they would be.

Mr. Zeiger added that the vision of the market is more far reaching than just South Bend. He hopes it doesn't become just a "server farm." He believes the building deserves life—people coming and going. Ms. Jones agreed.

Mr. Zeiger noted that the Development Agreement commits the city to providing additional property for surface parking. The parking that comes with the building will not be enough.

Mr. Downes asked how many employees would be working in the building. Mr. Zeiger responded that no tenants are identified for the building yet. Until they know the tenants, they can't know the number of people. They don't want to estimate and be held accountable for the number.

Mr. Chamberlain noted that this project does not work without parking. As nice as the project is and as hopeful as we might be, without parking we might as well walk away. His experience indicates that four to five parking spaces are needed per one thousand square feet of usable space. This project will have 129,000 sft of usable space, so will require 520 parking spaces. They have engineered and reconfigured the identified land to be used for parking to get 472 parking

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

spaces, maximum. They think that number might work for the uses they expect in the building.

Mr. Peczkowski noted that the Development Agreement stipulates that the city will support tax abatement, but with a 3% cap if the state legislature passes the 3% circuit breaker. He asked if Mr. Chamberlain was OK with that.

Mr. Chamberlain admitted that he did not fully understand the circuit breaker issue, but understands that both the project and the city have needs. He believes everyone wants to see a successful project and will cooperate in good faith to that end.

Mr. Peterson provided an explanation of the terms of the Development Agreement as they relate to current state legislation and tax abatement provisions of the South Bend Municipal Code.

Mr. Peczkowski asked about the \$14M investment that Ms. Laurent mentioned at the beginning. How much of this is "arms length?" Mr. Peterson responded that the city's investment is capped at \$600,000, contingent upon a project investment of \$6M.

Mr. Peczkowski asked about the discrepancy between a mention of \$14M and a mention of \$6M. Mr. Chamberlain explained the total funding for the project. The city's investment is \$600,000. The developer hopes to get

6. NEW BUSINESS (CONT.)

B. South Bend Central Development Area

(1) continued...

just over \$2M in federal rehabilitation tax credits (based on a percentage of the direct costs). Conventional financing will provide another \$7.5M. Heritage Restorations will put in \$4.2M in immediately and up to \$7M if needed.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission approved Resolution No. 2340 approving the Development Agreement with Historic Landmarks Foundation of Indiana, Inc. and other matters.

COMMISSION APPROVED RESOLUTION NO. 2340
APPROVING THE DEVELOPMENT AGREEMENT
WITH HISTORIC LANDMARKS FOUNDATION OF
INDIANA, INC. AND OTHER MATTERS

C. Sample-Ewing Development Area

There was no business in the Sample-Ewing Development Area.

D. Airport Economic Development Area

(1) Resetting of public hearing on Resolution No. 2329 amending the Airport Economic Development Area Development Plan for 10:00 a.m., June 15, 2007. (at the meeting this public hearing was scheduled for a Rescheduled Meeting on June 8)

Mr. Witwer noted that the public hearing on Resolution No. 2329 was to have been today, but the notice was not properly made. The agenda asked for the public hearing to be reset to June 15, but the Commissioners have expressed the desire to reset the June meetings to June 8 and June 22, so the public hearing should be set for June 8, 2007 at

6. NEW BUSINESS (CONT.)

D. Airport Economic Development Area

(1) continued...

10:00 a.m.

Mr. Leone suggested the Commission formally reschedule its June meetings.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission rescheduled its June meetings to June 8 and June 22, 2007 at 10:00 a.m.

COMMISSION RESCHEDULED ITS JUNE MEETINGS TO JUNE 8 AND JUNE 22, 2007 AT 10:00 A.M.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission reset the public hearing on Resolution No. 2329 amending the Airport Economic Development Area Development Plan for 10:00 a.m., June 8, 2007.

COMMISSION RESET THE PUBLIC HEARING ON RESOLUTION NO. 2329 AMENDING THE AIRPORT ECONOMIC DEVELOPMENT AREA DEVELOPMENT PLAN FOR 10:00 A.M., JUNE 8, 2007

(2) Filing of Resolution No. 2343 amending the Airport Economic Development Area Development Plan and setting a public hearing on Resolution No. 2343 for 10:00 a.m., June 15, 2007. (at the meeting this public hearing was scheduled for a Rescheduled Meeting on June 8)

Upon a motion by Mr. Downes, seconded by Mr. King and unanimously carried, the Commission accepted for filing Resolution No. 2343 amending the Airport Economic Development Area Development Plan and setting a public hearing on Resolution No. 2343 for 10:00 a.m., June 8, 2007.

6. NEW BUSINESS (CONT.)

D. Airport Economic Development Area

(3) Commission approval requested for proposal for professional services in the Airport Economic Development Area. (Appraisals)

Mr. Witwer noted that the owners of property at 1625 Knoblock St. and 1629 Knoblock St. have expressed interest in having those properties acquired by the city. In order to assess whether the city wishes to acquire them, staff solicited proposals for appraisals of the properties. Witt Appraisals has proposed to do the appraisals for \$500 each. Chris Michaels has submitted a proposal to do the appraisals for \$350 each. Two appraisals are needed for each property. Staff recommends accepting the proposals from Witt Appraisals and Chris Michaels with a total not-to-exceed cost \$2,000.

Upon a motion by Mr. Downes, seconded by Mr. King and unanimously carried, the Commission approved the request for proposals and accepted the proposals from Witt Appraisals and Chris Michaels for the scope of services proposed and fees not to exceed \$2,000.

COMMISSION APPROVED THE REQUEST FOR PROPOSALS AND ACCEPTED THE PROPOSALS FROM WITT APPRAISALS AND CHRIS MICHAELS FOR THE SCOPE OF SERVICES PROPOSED AND A FEES NOT TO EXCEED \$2,000

E. South Bend Medical Services District

There was no business in the South Bend Medical Services District.

F. West Washington-Chapin Development Area

There was no business in the West Washington-Chapin Development Area.

6. NEW BUSINESS (CONT.)

G. South Side Development Area

There was no business in the South Side Development Area.

H. Northeast Neighborhood Development Area

- (1) **Filing of Resolution No. 2341 amending the Northeast Neighborhood Development Area Development Plan and setting a public hearing on Resolution No. 2341 for 10:00 a.m., June 15, 2007. (at the meeting this public hearing was scheduled for a Rescheduled Meeting on June 22)**

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission accepted for filing Resolution No. 2341 amending the Northeast Neighborhood Development Area Development Plan and setting a public hearing on Resolution No. 2341 for 10:00 a.m., June 22, 2007.

COMMISSION ACCEPTED FOR FILING
RESOLUTION NO. 2341 AMENDING THE
NORTHEAST NEIGHBORHOOD DEVELOPMENT
AREA DEVELOPMENT PLAN AND SETTING A
PUBLIC HEARING ON RESOLUTION NO. 2341 FOR
10:00 A.M., JUNE 22, 2007

I. Douglas Road Economic Development Area

There was no business in the Douglas Road Economic Development Area.

J. Other

7. PROGRESS REPORTS

Mr. Inks noted that the Common Council requested a meeting on the Airport Economic Development Area expansion on May 23. There is a PARC committee meeting immediately preceding that at 4:00. He doesn't know any more about the topic, but will get the Commissioners more information when he knows it.

PROGRESS REPORTS

7. PROGRESS REPORTS (CONT.)

They should be present at 4:00 in case the PARC committee meeting is short.

Mr. Inks expressed appreciation for all the work that has gone into the historic preservation of the former Studebaker Admin building. Todd Zeiger has done a fantastic job as the director of Historic Landmarks Foundation. We are very glad that Doug Chamberlain is doing the project with us. A lot of staff time has also gone into the project, including that by Jennifer Laurent and Shawn Peterson.

8. NEXT COMMISSION MEETING

The next meeting of the Redevelopment Commission is scheduled for Friday, June 8, 2007 at 10:00 a.m.

NEXT COMMISSION MEETING

9. ADJOURNMENT

There being no further business to come before the Redevelopment Commission, Mr. King made a motion that the meeting be adjourned. Mr. Downes seconded the motion and the meeting was adjourned at 10:58 a.m.

ADJOURNMENT


Donald E. Inks, Director


Marcia I. Jones, President

EXECUTIVE SESSION

May 18, 2007

The South Bend Redevelopment Commission met in Executive Session on Friday, May 18, 2007, at 9:15 a.m. The meeting was held in Room 1200 County-City Building, 227 West Jefferson, South Bend, Indiana, for the purposes specified in I.C. 5-14-1.5-6.1(b)(2)(D). Commissioner's Present: Marcia Jones, President; Karl King, Vice President; Greg Downes,

South Bend Redevelopment Commission
Regular Meeting –May 18, 2007

Secretary; Hardie Blake, Ken Peczkowski. Others Present: Jeff Gibney, Executive Director, Community & Economic Development, Don Inks, Director, Economic Development, Attorney Charles Leone, Bill Schalliol, Nick Witwer, Andy Laurent, Jennifer Laurent, Shawn Peterson, and Catherine Fanello. The Commission certifies that no topic was discussed other than the subject matter specified in the Public Notice. The Executive Session was adjourned at 10:00 a.m.

**CITY OF SOUTH BEND,
DEPARTMENT OF REDEVELOPMENT**

A handwritten signature in cursive script, appearing to read "Marcia I. Jones".

Signature

Marcia I. Jones, President

Printed Name and Title

South Bend Redevelopment Commission